

2/3 Talbot Street, Erindale, SA 5066



Unit For Sale

Wednesday, 19 June 2024

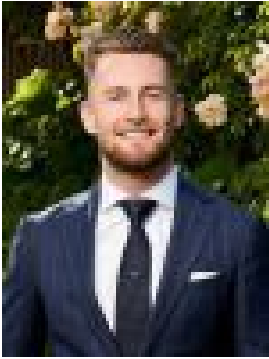
2/3 Talbot Street, Erindale, SA 5066

Bedrooms: 2

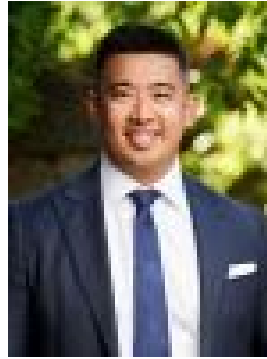
Bathrooms: 1

Parkings: 2

Type: Unit



Brandon Pilgrim
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Auction On-Site Saturday 6th July 11:00AM

Immaculately presented, single-level, standalone, two-bedroom unit is part of a small residential enclave serenely positioned at the end of a low traffic cul-de-sac in leafy Erindale, walking distance to the glorious grounds of Hazelwood Park. A considered floorplan places two plush carpeted bedrooms on either side of a beautifully appointed main bathroom with a shower, bathtub, luxe full-height tiles, and a swish vanity with a fully recessed basin. Both bedrooms have lengthy built-in robes, but the master is the pick of the two. Along with multi-paned glass French Doors opening onto a private courtyard with easy care garden beds, it has an adjoining sitting area that, as your life evolves, could easily be configured as a nursery or office. Soothing natural daylight pours into every room through an abundance of glass doors and character sash windows, starting in the carpeted lounge off the front porch. This cosy living space includes a wall heater to complement the ducted evaporative A/C, adjoins a combined kitchen/dining area with contemporary hybrid timber flooring. The recently renovated kitchen looks out through a large greenhouse bay window and opens to a fenced courtyard where a delightful, paved entertaining area awaits just past the renovated laundry. Low-maintenance lowset living is one thing but combine it with a coveted location inside Erindale and you've ticked all the boxes! From this superb property, it's a leisurely walk to the nearest IGA or Erindale Shopping Centre, Hazelwood Park/Playground and swim center, Burnside Primary School, and just a short drive to other supermarket hubs at nearby Marryatville and boutique shopping at Burnside Village and along The Parade.

FEATURES WE LOVE

- Gorgeous red-brick standalone unit in a small residential enclave in Adelaide's leafy east
- Plush carpeted lounge off the entry porch opening into a hybrid-timber floored combined kitchen/dining room
- Contemporary kitchen fit-out with gas cooktop, stainless steel oven, ample cabinetry, and space for a dishwasher
- Two bedrooms separated by a stylishly renovated full bathroom with floor-to-ceiling tiling, shower, bathtub, and swish vanity unit
- Mirrored built-in robes in both bedrooms
- The big master opens through double French-style glass doors onto a greenery-enclosed courtyard and has an adjoining sitting room that could also function as a nursery or office
- Ducted evaporative cooling throughout plus ceiling fans in the lounge and bedrooms
- Big multi-paned windows and doors in all rooms for a sun-kissed interior
- A sweet north-facing side patio off the kitchen for quiet morning cuppas plus a covered front porch, perfect for two
- Fully renovated laundry with generous bench space, tiled splashbacks, a built-in trough and good storage
- Carport for 1-2 cars adjacent to the property

LOCATION

- Shop local with a cruisy 8-minute walk to Leabrook IGA shops and cafe or a maximum 4-minute drive to Erindale or Marryatville Shopping Centres
- Indulge in retail therapy with ease at Burnside Village or along The Parade at Norwood, both about 3km from here
- Partake in the leisurely life with a 13-minute walk to Hazelwood Park and Playground, and only 250m to Burnside Tennis Courts and Newland Park
- Excellent proximity to zoned schools: 1km to Burnside Primary School and a little over 2 to Norwood International High School
- Close to Newlands Park Kindergarten, St Peters Girls School & Pembroke all within a 2km radius
- Only 5km to the East Parklands and on into the city heart
- Only 1.5km to great locations like Kensington Gardens Reserve and sports grounds, Michael Perry Reserve and even closer at under a kilometer away is Ferguson Conservation Park.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | BURNSIDE Zone | Suburban Neighbourhood (Z5707) - SN Land | TBCsqm (Approx.) House | 122sqm (Approx.) Built | TBC Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa